Medford High School

Rating system: Use three levels as follows:

Red/negative=-1
Neutral=+/-0
Green=+1

Evaluation criteria based upon priorities	Code Upgrade	Renovation and Addition						Renovation and Addition								Renovation and Addition										New Construction		
		Renovation and New Additions - All Wings Considered						Renovation and New Additions - All Wings Considered								Gym/Pool Renovation Only + New Addition												
		Renovate existing school, with Spatial Reconfigurations and New Additions		Selective demo (Wing A) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A & C) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B, & C) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B, C, & H) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B, G & H) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, B & G) with Renovation of Remaining Structure and New Addition		Selective Demo (Wings A, C & H) with Renovation of Remaining Structure and New Addition		Retain and Renovate Gym, Pool, and Wing E while constructing a New Addition on Parking Lot				Retain and Renovate Gym, Pool and Wing E while constructing a new Addition on Edgerly Field; Demolish existing portions after completion		Retain and Renovate Gym, Pool and Wing E while constructing a new addition on Edgerly Field; demolish existing portions after completion				Demolish existing facility; Construct a new building on the existing parking lot		Construct a new building on Edgerly Field while the existing facility remains operational; After opening demolish existing.
	A.1	B.1.1	B.1.2	B.2.1	B.2.2	B.3.1	B.3.2	B.4.1	B.4.2	B.5.1	B.6.1	B.6.2	B.7.1	B.7.2	B.8.1	B.8.2	C.1.1	C.1.2	C.1.3	C.1.4	C.2.1	C.2.2	C.3.1	C.3.2	C.3.3	C.3.4	D.1.1	D.1.2	D.2.1
																																	
1 Alternatives Information																													
1.1 Size of overall site (acres)	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres	29.4 acres
1.2 Athletic Fields & Outdoor Spaces	22.3 acres	22.3 acres	22.7 acres	21.7 acres	22.8 acres	22.7 acres	23.0 acres	22.6 acres	23.1 acres	22.7 acres	23.1 acres	23.1 acres	22.2 acres	21.7 acres	21.6 acres	22.8 acres	25.3 acres	23.8 acres	22.8 acres	24.8 acres	23.0 acres	24.0 acres	24.2 acres	24.4 acres	24.4 acres	24.5 acres	25.2 acres	22.9 acres	25.2 acres
Edgerly Field - (2) Synthetic Turf Multi-purpose Fields	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place	Renovation in place and New over parking (4 fields total)	Relocated to south of site over parking	Relocated to south of site over parking	Relocated to south of site over parking	Relocated to south of site over parking	Relocated to south of site over parking	(1) Renovation in place and (1) Relocated on overlay with stadium field	Renovation in place	Renovation in place	Relocated to south of site over parking on overlay with stadium field
Practice Fields - Natural Turf Fields	(2) - Existing to remain	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place	(2) - Renovation in place and (1) New	(2) - Renovation in place	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place	(2) - Renovation in place	(2) - Renovation in place	(2) - Renovation in place and (1) New	(1) - Renovation in place	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(2) - Renovation in place and (1) New	(1) - Renovation in place and (1) New	(1) - Renovation in place and (1) New	(1) - Renovation in place	(1) - Renovation in place	(1) - Renovation in place	(2) - Renovation in place	(2) - Renovation in place	(1) - Renovation in place	(1) - Renovation in place
(1) Stadium Field - Synthetic Turf Multi-purpose with Football and Track	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	na	Located over parking on deck on south side of site	Located over parking on deck on south side of site	na	Located over parking on deck on south side of site
1.3 School Building gross square feet (GSF)	522,205 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	639,879 GSF	697,250 GSF	697,250 GSF	697,250 GSF
Number of Stories	4	4	5	4	5	4	5	4	5	5	4	4	4	4	4	4	4	5	4	4	7	5	6	6	4	4	6	4	6
School Building Footprint (across)	5.72 acres	6.18 acres	5.72 acres	6.74 acres	5.82 acres	5.78 acres	5.49 acres	5.89 acres	5.35 acres	5.74 acres	6.27 acres	5.38 acres	6.31 acres	6.76 acres	6.65 acres	5.68 acres	5.14 acres	4.71 acres	5.62 acres	4.46 acres	5.37 acres	5.22 acres	5.65 acres	4.61 acres	4.79 acres	4.67 acres	3.96 acres	5.60 acres	4.05 acres
1.4 Parking 450 spaces																													
Surface Parking Footprint	3.16 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres	0.23 acres
Parking Garage Footprint (per level)	-	0.73 acres	-	0.73 acres	-	0.73 acres	-	0.73 acres	-	0.73 acres	0.73 acres	-	0.73 acres	-	0.73 acres	-	0.73 acres	0.73 acres	0.73 acres	-	-	-	-	-	-	-	-	0.73 acres	-
Parking Capacity (same number of levels)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.93 acres	2.93 acres	2.93 acres	2.93 acres	2.93 acres	2.93 acres	2.93 acres	2.93 acres	-	2.93 acres
1.5 Area of roof PV provided (SF)	-	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF	70,000 SF
Area of site PV required to meet 0.5MW (NZE Goal)	-	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF	312,000 SF
1.6 Project Cost	$431M	$607M	$629M	$632M	$645M	$636M	$653M	$661M	$668M	$668M	$668M	$668M	$658M	$658M	$658M	$658M	$658M	$641M	$655M	$655M	$665M	$655M	$655M	$653M	$615M	$633M	$594M	$674M	$659M
1.7 Project Duration (months - beginning July 2026)	54	54	54	66	66	66	66	69	69	69	60	60	60	60	60	60	60	60	60	60	51	51	51	51	51	51	51	63	51
1.8 Quantity of Modular Classroom Units Required	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	0	16	16	16	0
2 Space Optimization (Educational)																													
2.1 Meets educational plan for all students	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2.2 Optimally sized classroom spaces	0	2	2	2	2	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1
2.3 Optimizes configuration and adjacency of teaching spaces	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2.4 Educational program flexibility	0	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1
2.5 Provides outdoor learning opportunities	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2.6 Provides staff and students with a sense of community	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
2.7 Provides flexibility for future growth	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	1	1	1
2.8 Provides flexibility for fluctuation of grade cohort sizes	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3 Cost and Schedule																													
3.1 Project Cost, $million	1	2	2	2	2	2	0	1	1	0	1	1	1	1	1	0	2	2	1	0	1	0	1	0	2	2	1	1	0
3.2 Project Duration (School Building Only)	2	2	2	0	0	0	0	1	1	0	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	0	1
3.3 District's annual operating expenses	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
3.4 Allows students to move into the completed new school the soonest	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	1	2	2	1	1
3.5 Requires swing space	2	2	2	2	2	2	2	2	2	2	0	0	0	0	0	0	0	0	0	0	2	2	2	2	1	2	0	0	0
3.6 Impact on taxpayer burden	1	2	2	2	2	2	1	0	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0	2	2	0	0	0
4 Educational Plan & Equity																													
4.1 A place that centers student voice, agency, and leadership	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4.2 Includes flexible, purposeful, and human-centered spaces that support collaboration, movement, and multiple modes of teaching and learning	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4.3 Incorporates appropriate restroom and locker room facilities for student, staff, and public use	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4.4 Includes areas of respite to benefit staff and student mental health	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4.5 A future-ready building that is adaptable, sustainable, and able to evolve with changing student needs and educational practices	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
4.6 Has an accessible design that is easily understood and navigated without relying solely on signage	0	2	2	2	2	2	2	2	2	2	1	1	1	2	2	2	1	1	1	2	1	2	2	2	1	1	1	2	1
5 Sustainability																													
5.1 Ease of maintenance	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	1	1	2	1	2
5.2 Magnitude of maintenance costs	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
5.3 Maximizes solar (PV) opportunities	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
5.4 Achieves area for designated size/capacity of PV system	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
5.5 Minimizes embodied carbon footprint	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	0	0	0	0	0	0	1
5.6 Optimizes building orientation	1	1	1	1	1	1	1	2	1	1	1	2	2	1	1	1	2	1	1	2	1	1	1	2	1	2	1	1	1
6 Building Massing																													
6.1 Optimizes use of natural light and daylighting	0	1	2	1	0	2	1	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1
6.2 Optimizes connection of outdoor/indoor space, integration with site	0	1	1	1	0	1	1	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1
6.3 Provides flexibility for expansion/addition	0	1	1	1	0	1	1	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1
6.4 Minimizes passing time between classes	1	1	1	1	1	1	2	1	2	2	1	1	1	1	1	1	1	2	2	1	2	2	2	2	2	2	2	2	2
7 Site																													
7.1 Increases the field inventory on the site	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	1	1	1	1	1	0	1
7.2 Creates a competition track and football field on the site	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	1
7.3 Separates safe circulation of bus, vehicle, pedestrian and bike access	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7.4 Minimizes impact to existing trees	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	1	0	0	0	0	0	0	0	0	0
7.5 Improves off site traffic impact	1	1	0	0	0	1	0	1	1	1	0	0	0	1	1	1	0	0	0	1	0	0	0	0	0	1	0	0	0
7.6 Improves pedestrian safety and access	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1
7.7 Improves onsite traffic circulation	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	2	2	1
7.8 Provides space for visible surface stormwater management	2	2	2	2	1	2	1	2	1	1	2	2	2	2	2	2	2	1	2	2	1	1	1	1	1	1	1	1	1
7.9 Activates site slopes with gathering areas, outdoor classrooms, preschool play, stormwater management and accessible routes	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
7.10 Increases shade of paved spaces offering a reduction in heat island	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
7.11 Provides learning landscapes and outdoor classrooms to teach stewardship - including gardens, orchards, wetlands and trails	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7.12 Reduces lawn, roof and unshaded pavement spaces	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
8 Construction impacts / cost																													
8.1 Building construction cost	1	2	2	2	2	2	1	1	1	2	1	1	1	1	1	1	2	2	1	0	0	0	0	0	2	2	0	0	0
8.2 Site construction cost	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	0	0	0	0	1	0	0	0	0
8.3 Construction duration impact	2	2	2	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1
8.4 School disruption impacts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	2	1	2	2	0	1
9 Operational costs																													
9.1 Life Cycle Cost Analysis (LCCA)																													
9.2 Annual Operating Cost																													
9.3 Cost for solar as it relates to operating cost (annual)																													
10 Community																													
10.1 Provides a facility that fosters collaboration with community partners	0	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1
10.2 Facilitates community use of and access to the pool	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
10.3 Facilitates community use of and access to the auditorium and support spaces	0	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10.4 Maximizes opportunities to use school spaces for community activities	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10.5 Facilitates community use and access to the gym	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	2	2	2	1	1	1	1	1	1
10.6 Facilitates community use and access to fitness spaces	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1
10.7 Facilitates use and community access to Medford Early Education Program (MEEP)	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10.8 Facilitates community use and access to select CTE program spaces	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10.9 Facilitates community use and access to MPS Welcome Center	0	1	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
10.10 Facilitates community use and access to Mustang Loop and OCR Trailheads accessing the Fells	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	1	1
Evaluation Total Score	63	152	151	149	149	151	145	159	159	156	156	156	156	153	153	153	161	164	178	176	191	192	191	196	223	221	198	183	219